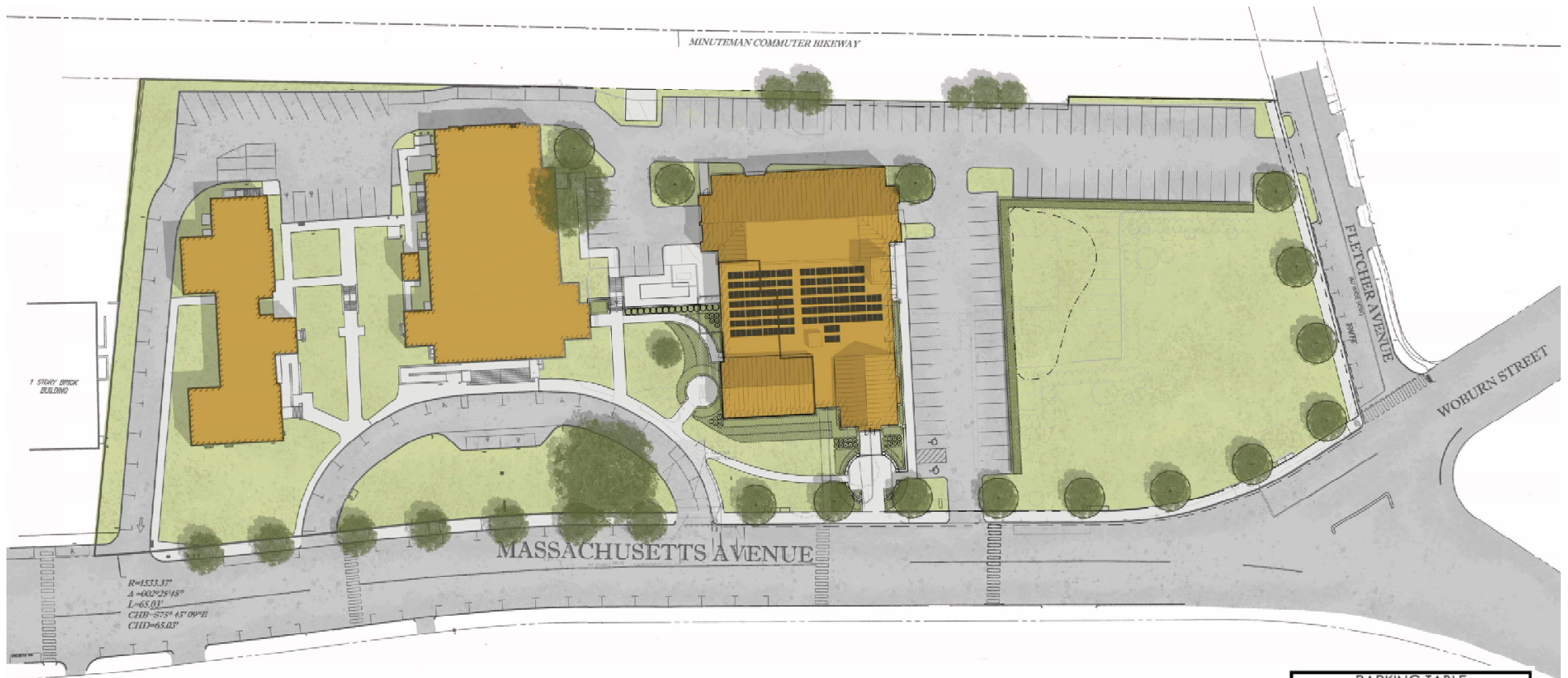




Tecton
ARCHITECTS

PACHECO ROSS ARCHITECTS
CES
FUSS & O'NEILL
ODEH ENGINEERS
RLB

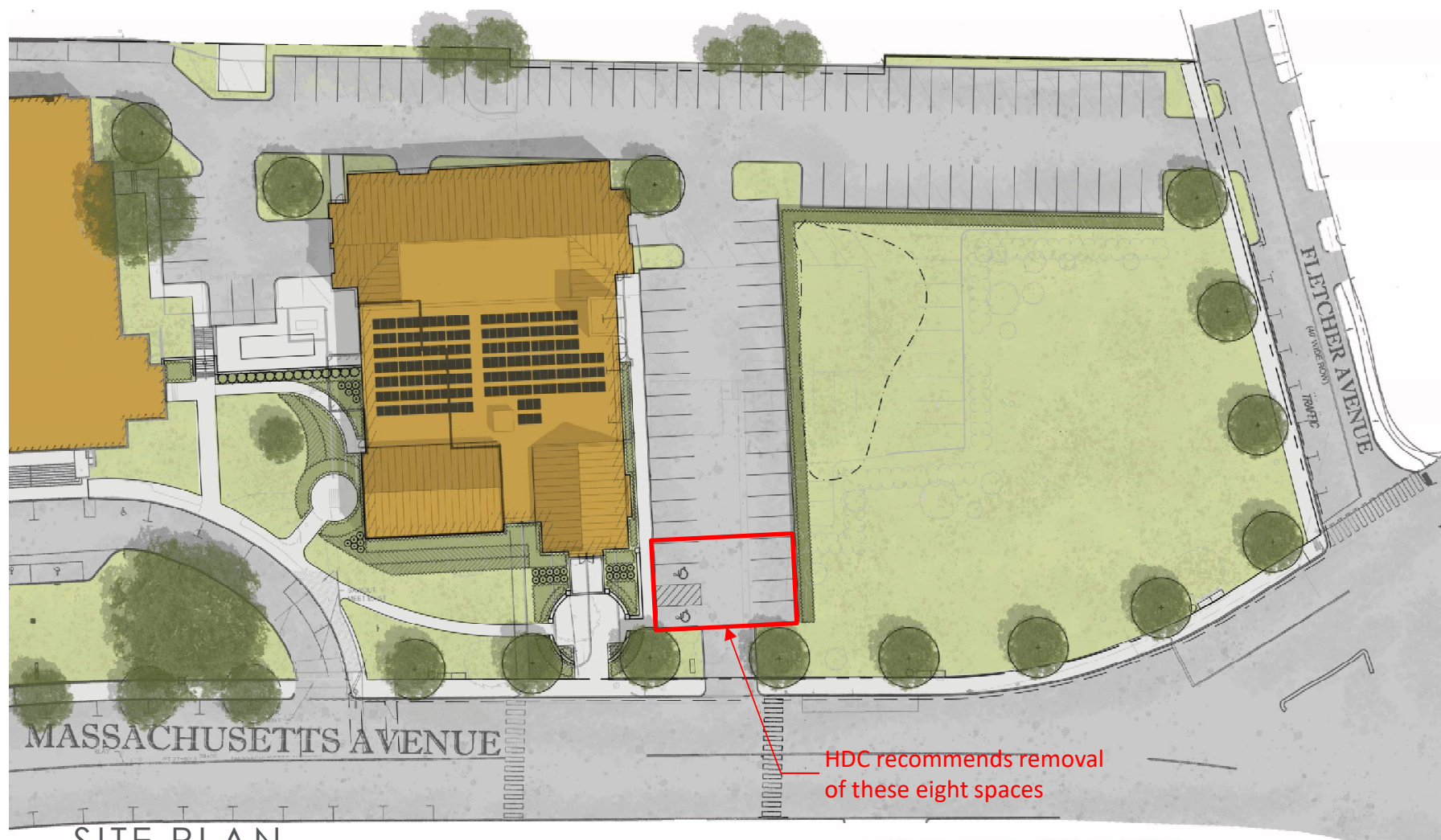
LEXINGTON POLICE HEADQUARTERS



CAMPUS PLAN

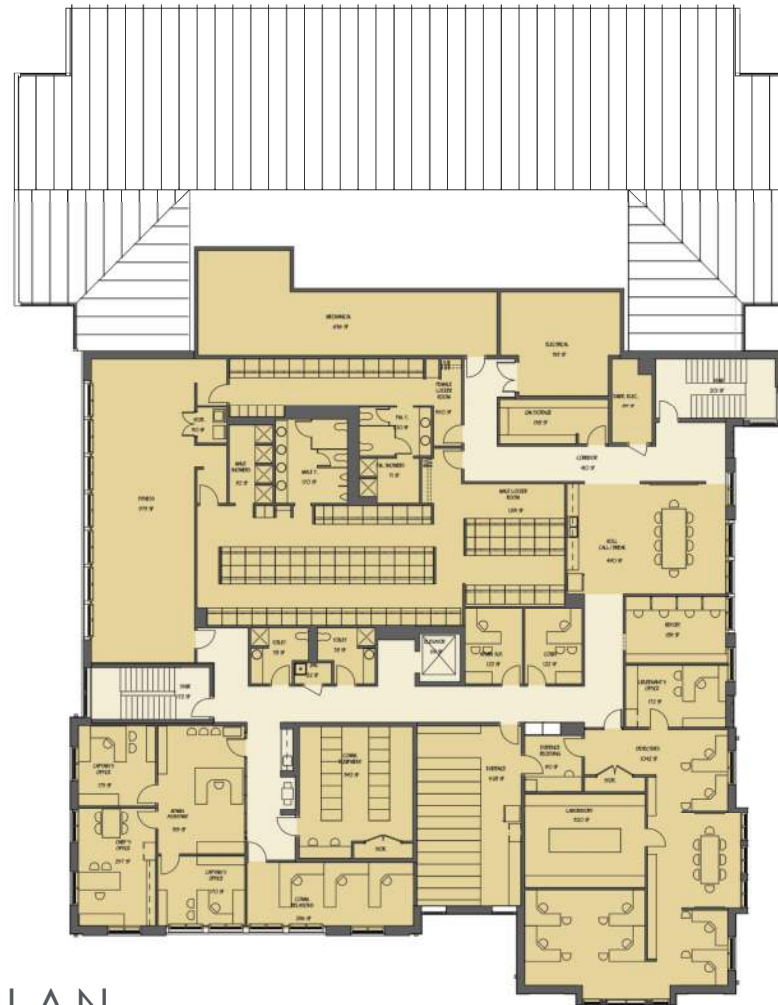
GREEN AREA TABLE	
Existing	29,900 s.f.
Proposed	34,500 s.f.

PARKING TABLE		
	Existing	Proposed
Accessible	4	4
Van	2	2
Regular	165	156
Garage	0	9
Total	171	171

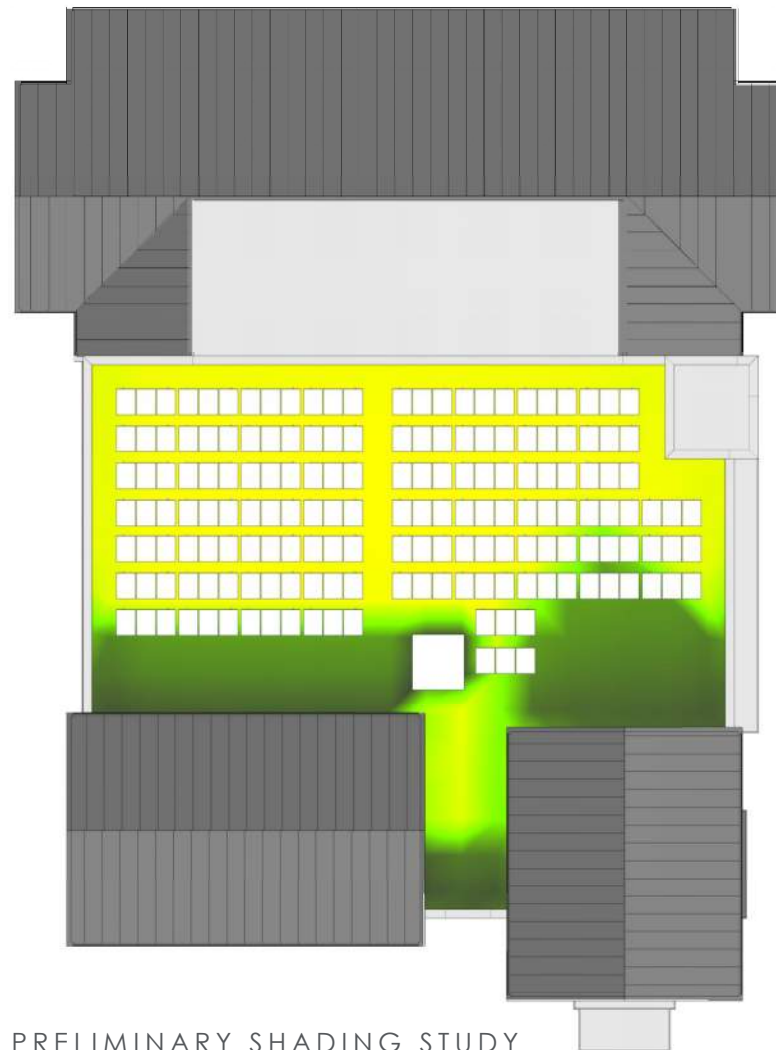


SITE PLAN

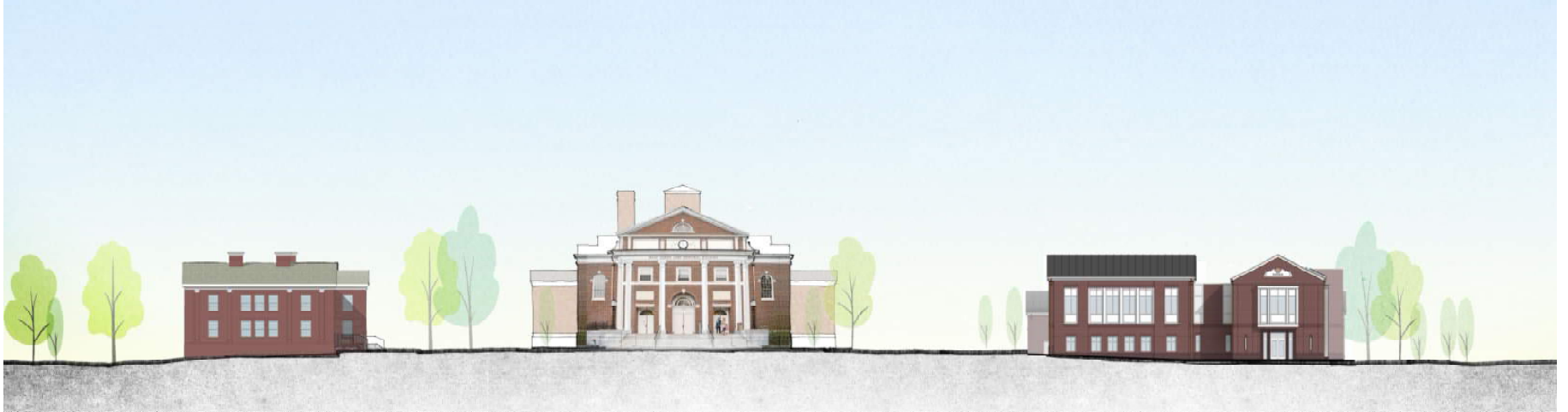




UPPER FLOOR PLAN



ROOF PLAN WITH PRELIMINARY SHADING STUDY



CONTEXTUAL ELEMENTS

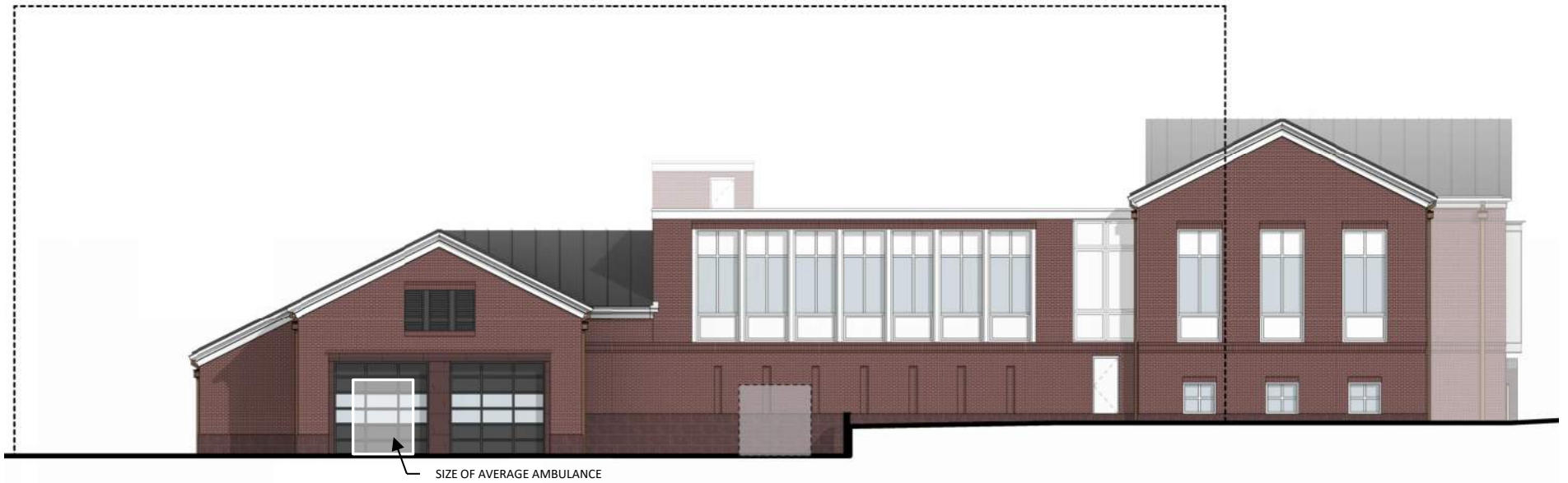


SOUTH ELEVATION

CARY MEMORIAL BUILDING BEYOND



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION





Lexington Police Project Schedule				July-21		August-21				September-21					October-21				November-21				December-21				January-22			
				19-Jul	26-Jul	2-Aug	9-Aug	16-Aug	23-Aug	30-Aug	6-Sep	13-Sep	20-Sep	27-Sep	4-Oct	11-Oct	18-Oct	25-Oct	1-Nov	8-Nov	15-Nov	22-Nov	29-Nov	6-Dec	13-Dec	20-Dec	27-Dec	3-Jan	10-Jan	17-Jan
New Police Headquarters				START	END	DUR.																								
Schematic Design					7/14/2020																									
Design Development				8/26/2021	11/24/2021	90																								
Design Development Estimate				11/25/2021	12/16/2021	21																								
90% Construction Documents				11/25/2021	2/13/2022	80																								
90% Construction Document Estimate				2/14/2022	3/7/2022	21																								
100% Construction Documents				2/27/2022	3/29/2022	30																								
Bidder Prequalification				3/4/2022	4/8/2022	35																								
Authorization to Proceed to Bid				4/9/2022	5/19/2022	40																								
Filed Sub bid Period				5/22/2022	6/26/2022	35																								
General Bid Period				5/22/2022	7/10/2022	49																								
Construction Contract Award				7/11/2022	8/10/2022	30																								
Temporary Police Facility																														
Schematic Design				7/26/2021	8/25/2021	30																								
Design Development				8/26/2021	9/25/2021	30																								
Design Development Estimate				9/26/2021	10/10/2021	14																								
60% Construction Documents				9/26/2021	10/17/2021	21																								
60% Construction Document Estimate				10/18/2021	11/1/2021	14																								
100% Construction Documents				10/18/2021	11/8/2021	21																								
Authorization to Proceed to Bid				11/9/2021	11/14/2021	5																								
Filed Sub Bid Period				11/17/2021	12/8/2021	21																								
General Bid Period				11/17/2021	12/22/2021	35																								
Construction Contract Award				12/23/2021	1/13/2022	21																								

PROJECT SCHEDULE – MOVING FORWARD

Lexington Police Project Schedule			January-22				February-22				March-22				April-22				May-22				June-22				July-22				August-22				
			c	3-Jan	10-Jan	17-Jan	24-Jan	31-Jan	7-Feb	14-Feb	21-Feb	28-Feb	7-Mar	14-Mar	21-Mar	28-Mar	4-Apr	11-Apr	18-Apr	25-Apr	2-May	9-May	16-May	23-May	30-May	6-Jun	13-Jun	20-Jun	27-Jun	4-Jul	11-Jul	18-Jul	25-Jul	1-Aug	8-Aug
New Police Headquarters	START	END																																	
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PROJECT SCHEDULE – MOVING FORWARD

COST OF DELAY

Cost Comparison of DD Cost versus Escalation Cost

- Design Development Design Cost: \$337,300
- Escalation due to a 3-month delay at 65-100k/month: \$195,000 - \$300,000

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INTEGRATED DESIGN

- Conceptual energy modeling and initial Life Cycle Cost Analysis have been completed and the PBC/Sustainable Lexington Committee offer the following recommendations:
 - All Electric Air Source Variable Refrigerant Flow (VRF) system
 - Energy Efficient and all Electric
 - PV rooftop ready, it's possible to generate 10% of estimated 355Kw load
 - Net Zero possible
- Solar feasibility study underway

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INTEGRATED DESIGN – LEED and Lexington Credits



LEED v4 for BD+C: New Construction and Major Renovation**MODIFIED**
With Lexington Requirements
Project Checklist

Y	?	N	
62	15	46	TOTALS
			Possible Points: 110
Certified: 40 to 49 points Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110			
Lexington minimum target range is 50-59 points			

- LEED Silver – currently tracking enough points to achieve gold. The PBC and Sustainable Lexington Committee have recommended that the project should be certifiable, but not certified with USGBC.
- All Lexington credits have been achieved.

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INTEGRATED DESIGN - RED LIST

Objective: *To maximize the health and well-being of the building occupants of the proposed Police Station project.*

- Tecton and New Ecology have begun working through the Red to Green database to identify Red List free products for use on the project for CSI Divisions 4 - masonry, 7 – thermal envelope and sealants, 9- finishes and 12 - furnishing.
- This includes the identification of “equals” for compliance with Public Bidding requirements.

01 ALKYLPHENOLS
02 ASBESTOS
03 BISPHENOL A (BPA)
04 CADMIUM
05 CHLOROBENZENES
06 CHLORINATED POLYETHYLENE AND
CHLOROSULFONATED POLYETHYLENE

07 CHLOROFLUOROCARBONS (CFCS) AND
HYDROCHLOROFLUOROCARBONS (HCFCs)
08 CHLOROPRENE (NEOPRENE)
09 CHROMIUM VI
10 CHLORINATED POLYVINYL CHLORIDE (CPVC)
11 FORMALDEHYDE (ADDED)

12 HALOGENATED FLAME RETARDANTS (HFRS)
13 LEAD (ADDED)
14 MERCURY
15 POLYCHLORINATED BIPHENYLS (PCBS)
16 PERFLUORINATED COMPOUNDS (PFCS)
17 PHTHALATES

18 POLYVINYL CHLORIDE (PVC)
19 POLYVINYLIDENE CHLORIDE (PVDC)
20 SHORT CHAIN CHLORINATED PARAFFINS
21 VOLATILE ORGANIC COMPOUNDS (VOCs) IN
WET APPLIED PRODUCTS
22 WOOD TREATMENTS CONTAINING CREOSOTE,
ARSENIC OR PENTACHLORO

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DESIGN FOR HEALTH

Dedicated Outdoor Air System

- does not re-circulate air within the building to help prevent spread of any airborne disease.
- Air is ducted directly from the outside to the occupied space and inversely air is then removed from the space and ducted directly outside.

Energy Recovery Option

- Energy recovery core rather than a more traditional energy recovery wheel.
- Energy wheels typically transfer 2-3% of air between the supply and exhaust air streams, energy cores only transfer about 0.5%.

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DESIGN FOR HEALTH

Increased Ventilation Rates

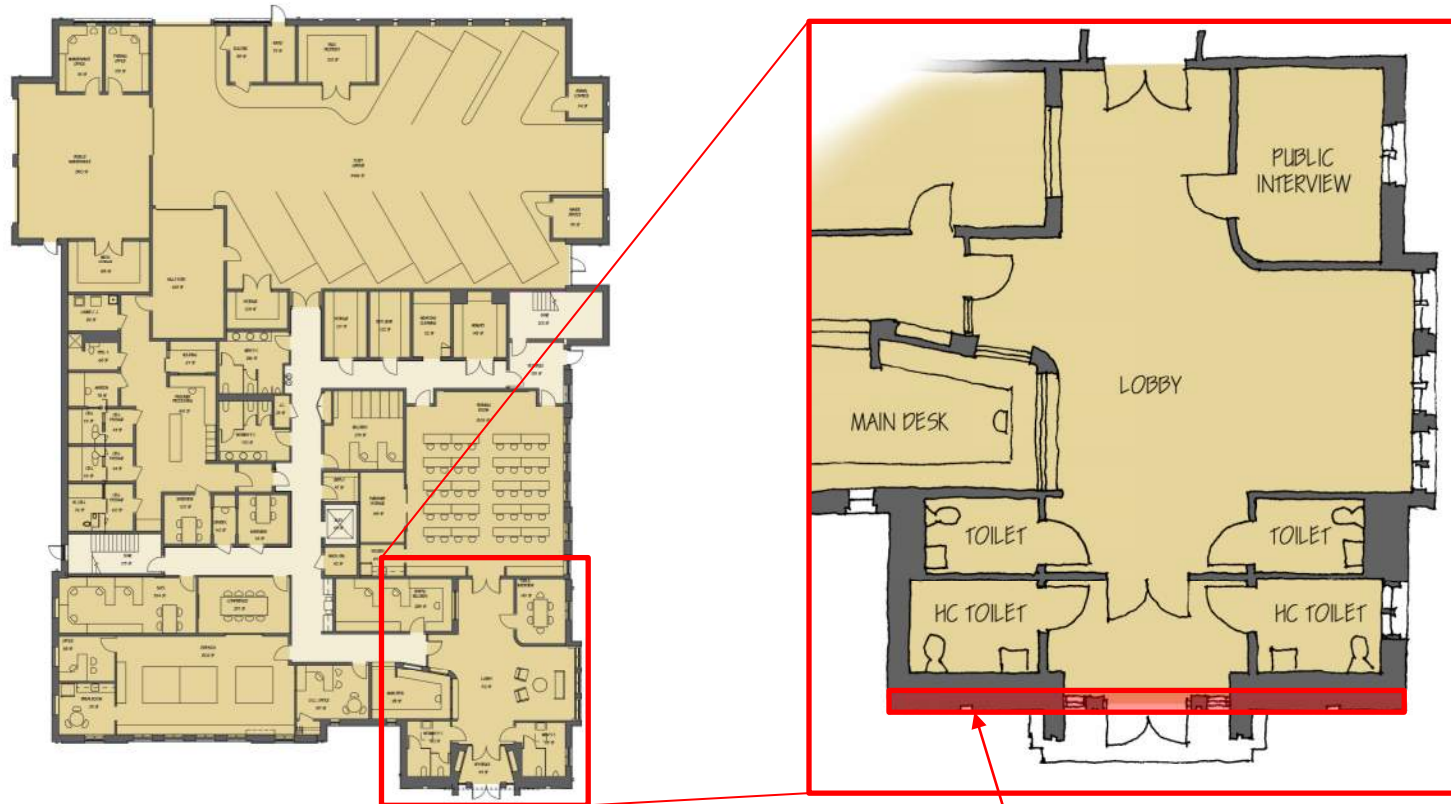
- Already a Lexington initiative is to increase ventilation rates to maintain lower CO2 levels within the building.
- This system will be capable of a 20% increase in ventilation above the code requirement.
- Operable windows

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MAIN FLOOR PLAN – SD



ADDED SQUARE FOOTAGE x TWO STORIES
Required to provide necessary space for
added sinks in new restrooms and to
maintain HC clearances in accessible
restrooms.

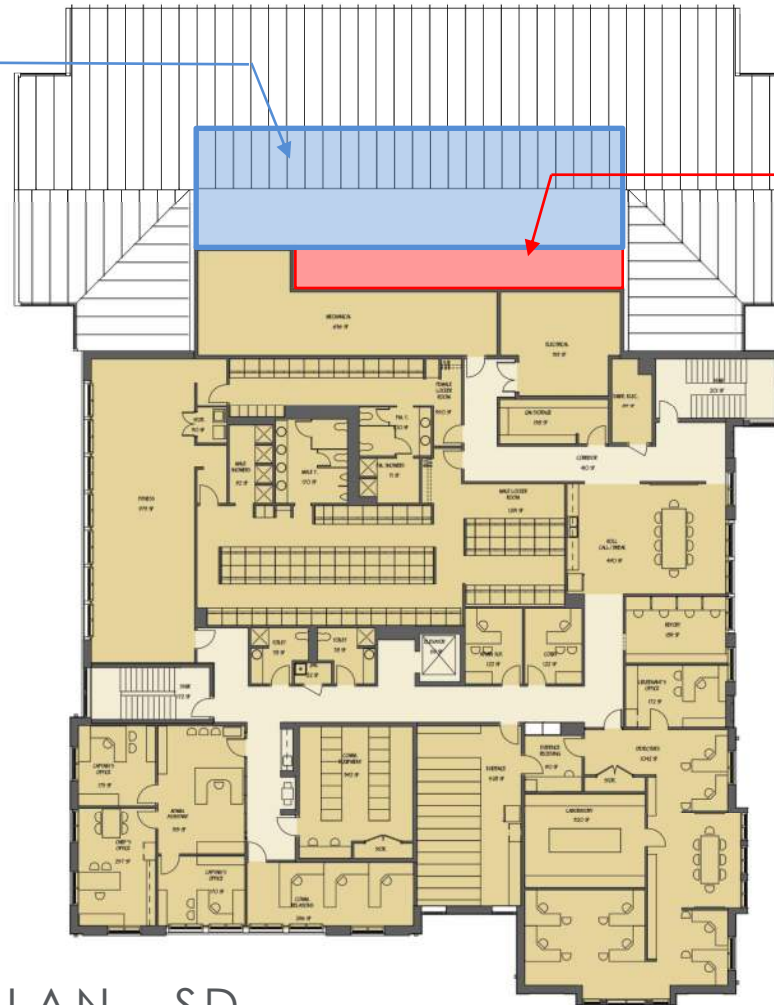
MAIN FLOOR PLAN – ALTERNATE PLAN



FLEXIBLE SPACES
 FIXED PROGRAM AREAS
 3,030 S.F. OF FLEXIBLE SPACE

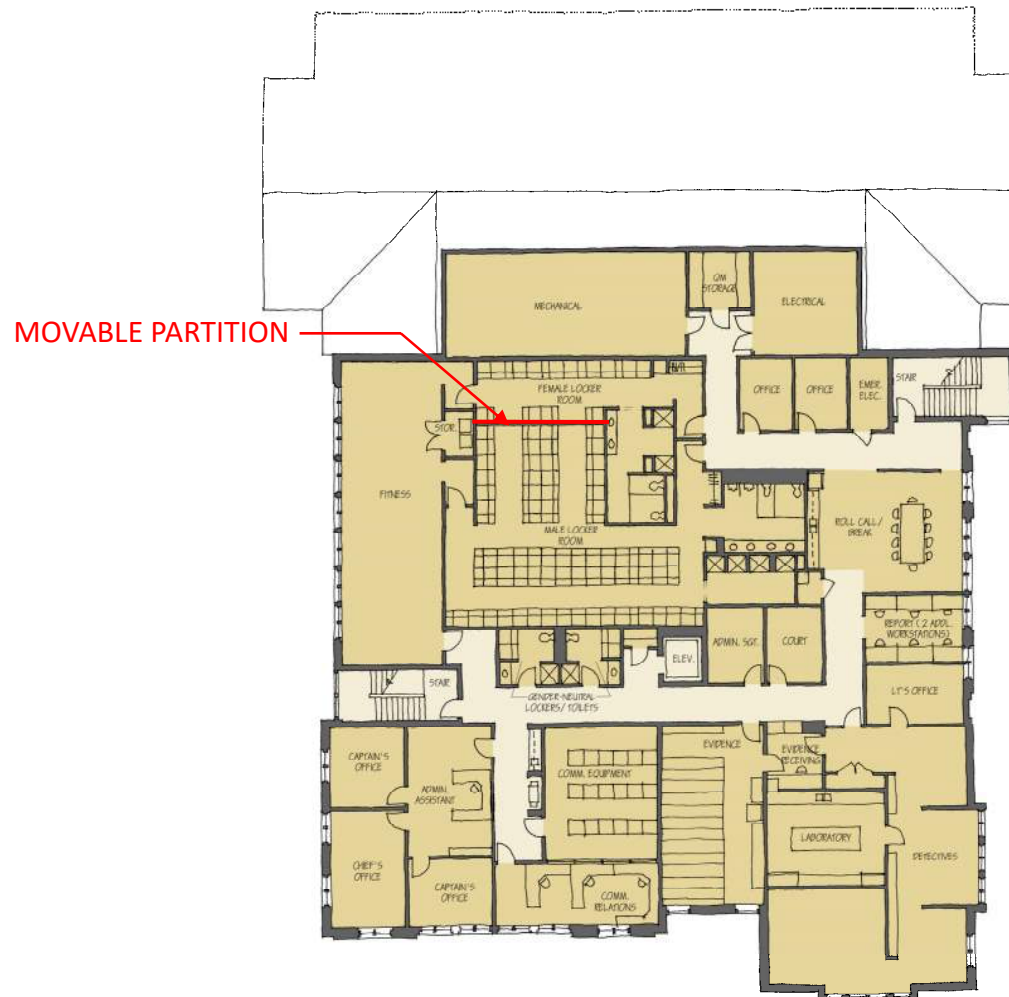
MAIN FLOOR PLAN – FLEXIBLE SPACES

ADDITIONAL SPACE OPPORTUNITY
Requires floor plan adjustments to
limit common path of travel



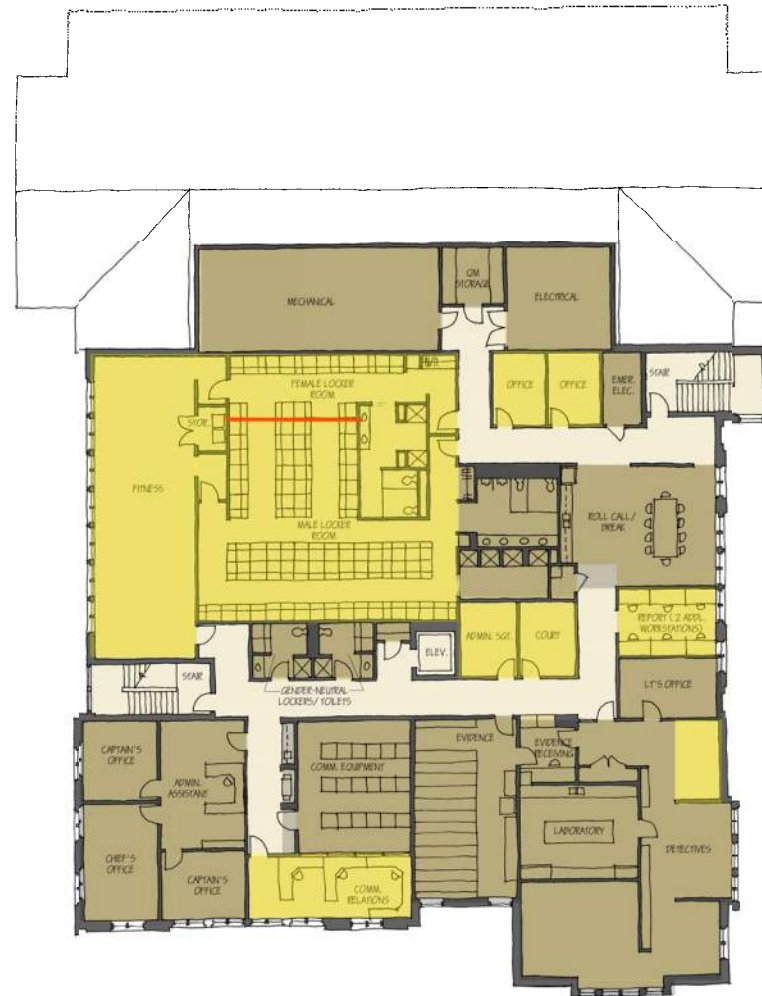
SPACE OPPORTUNITY IDENTIFIED BY PBC
As a low-cost option to provide additional
flexible square footage

UPPER FLOOR PLAN - SD



UPPER FLOOR ALTERNATE #1 PLAN





- FLEXIBLE SPACES
 - FIXED PROGRAM AREAS
- 4,000 S.F. OF FLEXIBLE SPACE

UPPER FLOOR - FLEXIBLE SPACES

COST OF FLEXIBILITY

Approximate Cost to provide additional plan flexibility:

- Upper-Level locker and workspace – includes PBC recommended additional space (385 s.f.): \$192,500
 - Gender Neutral Locker Space
 - 2 – additional offices
 - 2- additional workstations at Report Prep
- Main Floor Public Restrooms (96 s.f.): \$48,000
 - 2 – Gender Neutral Accessible Restrooms
 - 2 – Gender Neutral Restrooms
- Additional Recommended Space- unfinished (1800 s.f.) \$360,000

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POSSIBLE ADDITIONAL SERVICES

- Re-start Costs
- Added scope at Temporary Facility – elevator, sprinklers, upper floor fit-out, additional HazMat
- Solar Panel integration on building and site
- Hosmer House cribbing
- Cutting edge technology research
- Net zero re-assessment (geothermal conductivity test)
- Additional estimating
- LEED Certification

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